

LAFAYETTE ZONING ORDINANCE SUMMARY OF ZONING DISTRICTS

R-1-A (Single-Family Residential)	Most restricted zoning classification. Requires a minimum lot size of 8,500 square feet.
R-1-B (Single-Family Residential)	Same permitted uses as R-1-A; however, minimum lot size required is 7,000 square feet.
R-1-C (Single & Two-Family Residential)	Same permitted uses as R-1-B, with minimum lot size of 4,500 square feet; plus allows construction of duplexes, with minimum lot size of 5,000 square feet.
R-2 (Multifamily Residential)	Allows single-family dwelling units, plus apartments and group homes.
* R-3 (Mobile Home Park)	Allows mobile home parks. Ten acres is minimum size for development.
* R-4 (Condominium, Townhouse, Zero Lot Line Home)	Allows condominium, townhouse, and patio home (both attached and detached) developments.
* B-1-M (Business-Medical)	Allows professional medical office development.
* B-1-O (Business-Office)	Allows office development. Includes substantial open space requirements.
B-N (Neighborhood Business)	Allows single and two-family residences, as well as neighborhood service-oriented businesses and office space.
B-1-L (Limited Business)	Allows uses in R-2 and B-N except sandwich and hamburger shops, as well as additional commercial uses compatible with adjacent and nearby residential development.
B-T (Transitional Business)	Allows uses in B-1-L, plus restaurants (including drive-thru), expanded retail establishments, gasoline sales, package liquor sales, banks, and hospitals.
B-2-I (Intermediate Business)	Allows uses in B-T, plus franchised automobile dealerships, department stores, dry cleaners, and paint stores.
B-G (General Business)	All uses in B-2-I, plus large retail establishments, hotels, bars, and commercial amusements.
CBD (Central Business District)	All uses in B-G (except bars); limited to the Downtown area. No minimum yard area or on-site parking.
I-1 (Light Industry)	All legal uses of land permitted, except basic industrial processing.
I-2 (Heavy Industry)	All uses in I-1 (except residences), plus basic industrial processing.
GAD (Growth Area District)	<u>No new uses are allowed.</u> This is a holding pattern to regulate development of property for which no development plans exist at the time of annexation.

* Special Zoning Districts, except R-4, require site plan approval from the Zoning Commission.